

## **DEER RUN ESTATES – APPROVED DEVELOPMENT TEXT**

**As Submitted to Council March 28, 2011**

**With modifications as proposed July 8, 2016**

### **Subarea B: Estate Lots**

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#### **I) Description:**

Subarea B shall be located on the central portion of the site adjacent to Dublin Road to the east, Subarea A and the ravine to the north, the Scioto River to the east, and Subarea C to the south. This subarea shall be approximately 15.65 acres and shall contain five (5) “Estate Lots” as described below.

#### **II) Permitted Uses:**

- A) Permitted uses shall include single-family detached homes.
- B) Accessory Uses shall be as permitted by City of Dublin Code.

#### **III) Density, Height, Lot and/or Setback Commitments:**

- A) The maximum number of dwelling units shall be five (5). The maximum density shall be 0.319 du/ac.
- B) Minimum Lot size shall be 2 acres.
- C) Setbacks
  - (1) The minimum front yard setback shall be twenty-five (25) feet from the private street easement line.
  - (2) The minimum side yard setback shall be twenty-five (25) feet from each side property line.
  - (3) The minimum rear-yard setback shall be 30 feet from the property line, or shall be the tree preservation line, or the 100-year flood line, whichever is greater.

- D) Encroachments into applicable setbacks shall be in accordance with the City of Dublin Code, or as outlined within this text.
- E) Maximum building height shall be thirty-five (35) feet. Height shall be measured from the finish grade at the front or main façade of the house to the height of the dominant roof mass. Architectural features that exceed this height must be compatible with the style and massing of the overall architecture of the building and shall be approved by staff.
- F) There shall be only one principal use permitted on each lot, and such lot shall not be covered more than 30% by structures.
- G) Homes shall be permitted to have walk-out basements so as to minimize the need for extensive site grading.

**IV) Access, Loading, Parking and/or other Traffic-Related Commitments:**

A) Access

- (1) Access to Subarea B shall be from Dublin Road at the existing curb-cut and shall provide shared access to Subarea A.
  - (a) Refer to Subarea A for shared access and gate provisions.

B) Private Streets

- (1) All dwelling units in this subarea shall have access from a private street or from driveways reaching the private street system, which is located between the buildable lot areas and the ravine as depicted on the Final Development Plan.
- (2) The existing private street width and decorative gravel surface contribute to the natural and rural character of this site. It is the intent of this plan to maintain that character by matching the existing private street as much as possible.
- (3) All streets constructed as a part of this subarea shall be privately owned and maintained and shall be combined access and utility easements.
- (4) All private street easements shall have a minimum width of fifty (50) feet. All existing private streets shall be permitted to remain.
- (5) The proposed private street shall be a minimum width of eighteen (18) feet. The street shall be widened at hydrant locations as shown on the plan to provide a minimum width of twenty-six (26) feet. The street and any utilities shall be adjusted within the easement so as to minimize removal of trees.
- (6) Curbs and gutters shall not be required.

- (7) All private streets shall be designed per the City of Dublin engineering standards, except as noted above, and so as to accommodate access by emergency vehicles.
  - (8) Pavement surface may be asphalt top-dressed with decorative gravel to match the appearance of the existing private street.
- C) Sidewalks, bike paths, or leisure trails shall not be required.
- D) Estate Lot driveways
  - (1) Materials shall be asphalt top-dressed with decorative gravel to match the appearance of the existing private street or the driveway materials permitted per City of Dublin Code.
  - (2) Multiple curb-cuts may be permitted from the private street and/or to private driveways for lots where appropriate and approved by the City. Multiple curb-cuts shall be based on safety, design aesthetics, and lot entry.
  - (3) This subarea shall otherwise be exempt for residential driveway code.

**V) Architectural Standards:**

- A) Design Review: All homes within this subarea are envisioned to be custom homes and shall be held to a high quality of design and construction. No improvements, change, construction, addition, excavation, landscaping, tree removal, or other work or action that in any way alters the exterior appearance of the lots or common open space shall be commenced or continued without review and written approval from the Design Committee. The committee shall be appointed by the Trustees of the Association, and shall consist of at least three members. Design review procedure shall be outlined within the deed restrictions of the lots.
- B) Architectural Diversity: In order to ensure that there is architectural diversity, homes located on adjacent lots within Subarea A shall be required to utilize either (1) different floor plans or (2) different architectural styles. In the event that homes with the same architectural style are built on adjacent lots, then, in addition to being required to incorporate different floor plans, these homes also shall be required to use different exterior colors and materials.
- C) Exterior materials:
  - (1) All buildings shall incorporate four-sided architecture.
  - (2) Finish building materials shall be applied to all sides of the exteriors of all buildings.

- (3) Colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings, if any. The Design Committee shall have the sole right to approve or disapprove materials and colors, consistent with the approved development text and approved final development plan..
- (4) Cladding materials: The exteriors of structures in this subarea shall be constructed of brick, stone, manufactured stone, wood, stucco, cementitious siding, and other comparable materials, subject to approval by Planning (or any combination thereof).
- (5) Trim materials: Permitted exterior trim materials shall include wood, aluminum (for gutters and downspouts only), copper, EIFS, fiber-cement products, or composite wood, products. Shutters shall be considered "trim" for purposes of this development text.
- (6) Roof materials: All homes shall have dimensional asphalt shingles, wood, slate, tile, metal, or copper.

#### **VI) Buffering, Landscaping, Open Space and/or Screening Commitments**

- A) All residential landscaping shall meet the landscape requirements of the City of Dublin Zoning Code, unless specified within the development text.
- B) Open Space: Subarea B shall contain approximately 1.9 acres of common open space, located along Dublin Road. Common Open Space shall be maintained by a forced and funded homeowners association.
- C) Each Estate Lot within Subarea B shall contain a portion of platted tree preservation area totaling 3.9 ac. This area shall be located generally south of the buildable lot areas and access easement that traverses the subarea. No structures or other site improvements may be built within this area. All existing trees and topography shall be preserved as approved on the Final Development Plan.
- D) All existing trees in fair or good condition shall be preserved within the common open space, except in locations of necessary common access and utility easements. Any area not occupied by trees shall be maintained as lawn, planting area for screening purposes, or as natural vegetation.
- E) Tree Preservation
  - (1) It is the intent of the developer to preserve as many trees as possible in this subarea due to the heavily wooded nature of the site.
  - (2) A tree survey will be provided at the final development plan identifying any trees within the proposed development footprint of any site improvement that will be

removed. A tree replacement plan shall also be provided identifying tree replacement in accordance with the requirements as outlined below in Section (3). A good-faith effort shall be made to limit any tree removal to only those areas within the development footprint, to be identified on the final development plan.

- (3) The site shall meet the following requirements regarding tree preservation and replacement:
  - a. Any trees in good or fair condition removed from the common open space area (except as noted above) or from any required rear yard setback measuring between 6 inches up to and including 18 inches (DBH) in width shall be replaced on a tree-for-tree basis; and
  - b. Any trees in good or fair condition greater than 18 inches(DBH) removed from the site shall be replaced on an inch-for-inch basis.
- (4) All trees to be preserved shall be protected by tree preservation fencing in accordance with the City of Dublin's tree preservation fence details and guidelines.

- F) Street Trees shall not be required along any private streets. Any landscaping along the private street should maintain a natural appearance.

## **VII) Model Homes**

- A) Model homes shall not be permitted in this subarea.

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